

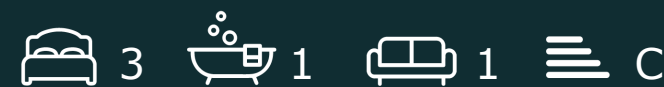


DC  
LANE

SELL • LET • MANAGE

Whitleigh Gardens, Plymouth, PL5 4DE

£270,000 Freehold





# Whitleigh Gardens

## Plymouth, PL5 4DE

- Four Contemporary Townhouses
- Three Bedrooms
- Spacious Accommodation
- Lounge With Garden Access
- Two Dedicated Parking Spaces
- Whitleigh Location
- Striking Modern Design
- Stylish Kitchen/Diner
- Private Enclosed Gardens
- Council Tax Not Rated Yet

A Boutique Collection of Four Contemporary Townhouses – North Plymouth

Perfectly positioned in Whitleigh, North Plymouth, this exclusive new development presents just four elegant three storey townhouses. Ideally located for professionals and families alike, the homes enjoy exceptional convenience with Derriford Hospital, major superstores, excellent local amenities and effortless access to the A38 and key transport routes all close at hand.

Each residence has been thoughtfully designed with striking architectural details, including attractive cladding to both the front and rear façades, complemented by sleek anthracite doors and windows. These homes seamlessly blend modern style with practical family living.

Step inside to discover a spacious kitchen/dining area on the ground floor, perfectly sized for a family table and chairs, along with a useful cloakroom/WC. Ascending the staircase, the first floor lounge offers generous proportions and enjoys direct access to the lawned rear garden via elegant double doors creating a light filled and versatile living space. A well sized bedroom completes this level. The second floor offers two further double bedrooms, served by a beautifully appointed contemporary bathroom and a practical storage cupboard.

Externally, each townhouse boasts two private parking spaces directly to the front. The rear gardens are notably generous, enclosed by timber fencing for privacy and ready to enjoy outdoor living.

For modern efficiency and comfort, each property features an air source heat pump, a smart, sustainable solution for future proof heating and cooling.

These stylish new homes represent an exceptional opportunity to secure a contemporary residence in a desirable Plymouth location, offering a perfect balance of convenience, elegance and modern sustainability, a viewing is highly recommended.

£270,000



### Ground Floor

Kitchen/Diner 7'1" x 16'6" (2.18 x 5.04)

Cloakroom/WC

Hall 6'11" x 10'9" (2.12 x 3.28)

### First Floor

Lounge 14'7" x 12'1" (4.46 x 3.70)

Bedroom Three 6'10" x 12'2" (2.10 x 3.72)

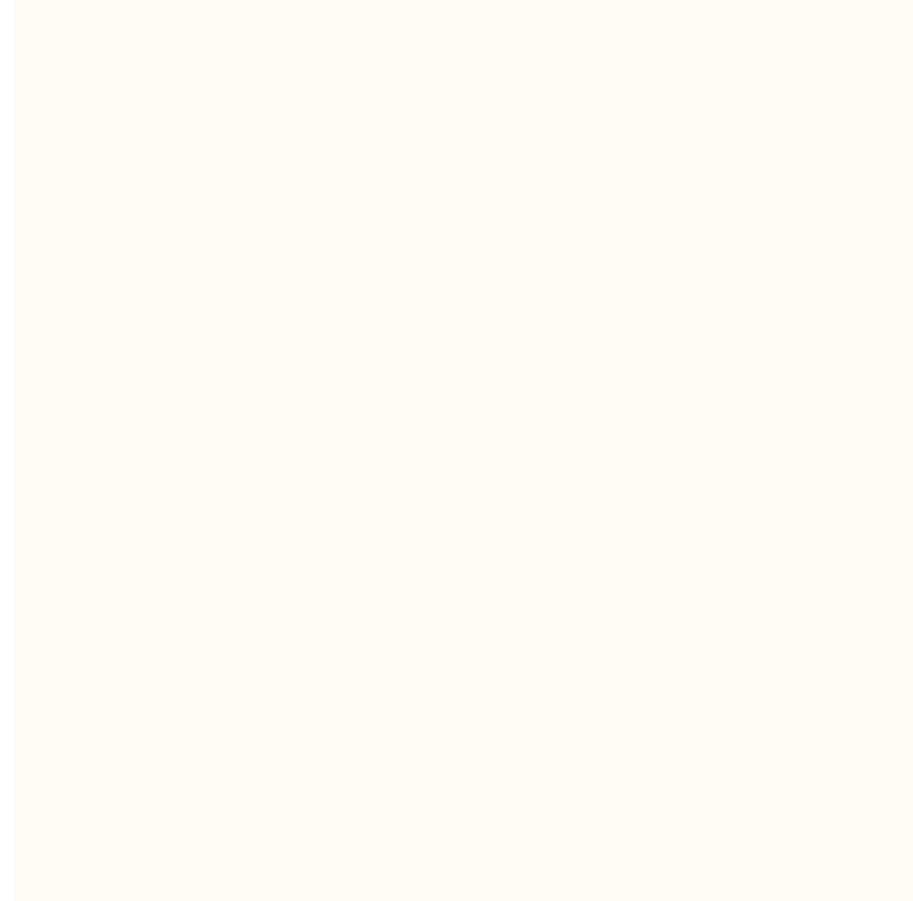
### Second Floor

Bedroom One 14'7" x 8'11" (4.46 x 2.72)

Bedroom Two 11'1" x 8'10" (3.40 x 2.71)

Bathroom 6'5" x 6'0" (1.96 x 1.83)





## Directions

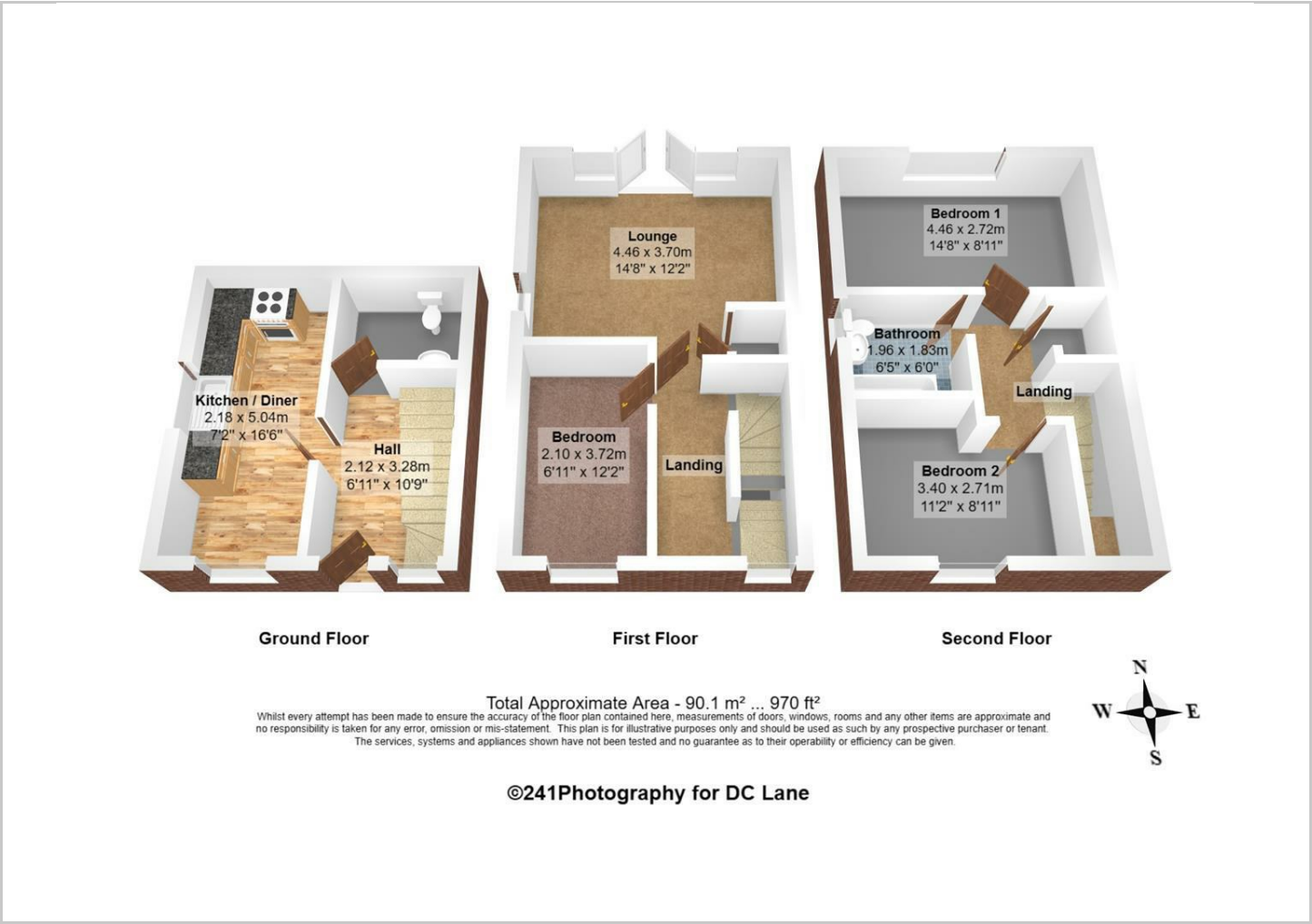
From the DC Lane office turn left onto Hyde Park Rd and Continue straight onto Weston Park Rd for 0.7 mi. Turn right onto Outland Rd/A386 and Keep right to continue on A386 for 0.9 mi. Take the B3373 exit towards Tamerton Foliot and at the roundabout, take the 2nd exit onto Budshead Rd/B3373 and follow for 1.5 mil turn right onto Whitleigh Green and the development is situated on the

**Council Tax Band: New B**





Floor Plans



Viewing

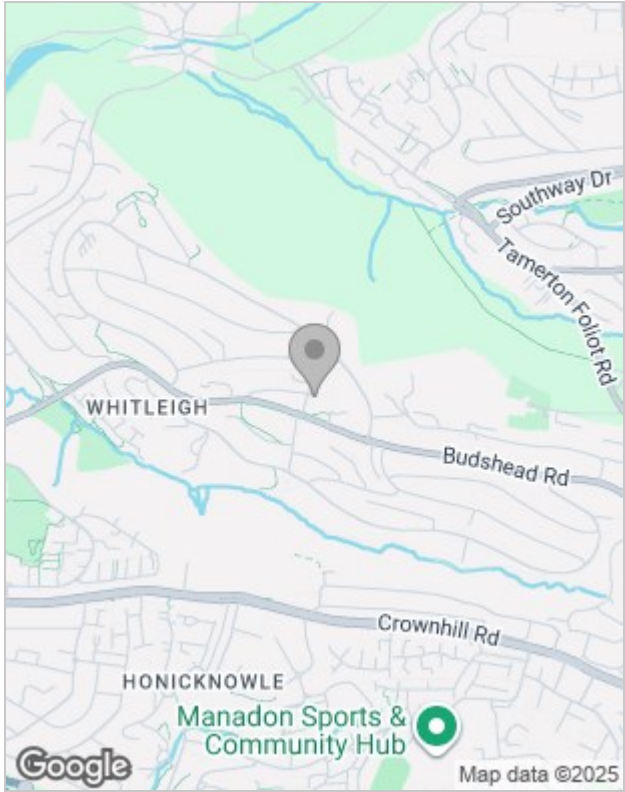
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk

Location Map



Energy Performance Graph

